

LINCOLN PLANNING BOARD

APPROVED

NOVEMBER 18, 2015

The regular meeting of the Planning Board was held November 18, 2015 at the Lincoln town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Bostic called the meeting to order at 7:00 pm. The following members were present: Kenneth Bostic, Michael Reilly, Jeffrey DelGrande, Jeffrey Almond, John Hunt, and Gerald Olean. Also in attendance was Town Planner Al Ranaldi, Solicitor Anthony DeSisto. Elizabeth Gagnon kept the minutes.

The following member was absent from the meeting: William Murphy.

CONSENT AGENDA

Chairman Bostic reminded members that the consent agenda is normally voted on in total unless a member motions to remove an item. Motion was made by Member Olean to accept the consent agenda as presented, seconded by Member Almond. Motion was approved by all members present.

Major Land Development Review

a. Twin River Casino Hotel	AP42 Lot24	Public Hearing
– 7:00 PM		

-UTGR, Inc d/b/a Twin River	100 Old River Rd	Preliminary Plan
Discussion/Approval		

Town Planner Al Ranaldi explained that Twin River Casino Hotel is in

front of the Board for a Public Hearing for the Comprehensive Plan Amendment. The Board is to make a recommendation to the Town Council on the proposed amendment.

Attorney Mark Russo for the applicant. Here with me tonight are Craig Sculos, Vice President and General Manager of Operations, Kim Ward, Director of Community Affairs, Ron Frasier, Director of Facilities, and Consultants Scott Lindren, Pare Corp., Amy Archer, Pare Corp., and Paul Hamil from JCJ Architecture.

We are seeking an opinion supporting certain changes to the Comprehensive Plan. We realize that ultimate decision lies with the Town Council. Likewise we are seeking certain amendments to the Zoning Amendment to support the project. We are also asking for Master Plan Approval of the proposed development. We understand that if you were to vote and grant Master Plan Approval that it is conditioned upon the Town Council approving the various amendments. By way of background I would just like to highlight a couple of things that I think is important for the public and for the Board.

Prior to September of 2001, Zoning Ordinance had an 800' no build buffer zone that ran around the entire perimeter of the site. For all practical purposes that really eliminated any expansion of the site. The buffer zone actually took up a little over 150 acres of a 190 acre site. In September of 2001, the Town Council considered an amendment that is now Section 260-44 of the Ordinance which established the concentric circles. We have a C Zone in the middle, a

B Zone and the A Zone. What that is known as is a transitional use buffer. You have more intense uses in the center and then as you radiate out towards the edge of the property. In the A Zone you can only have parking.

What we are seeking tonight is simply to add a hotel to the definition of accessory structures. The hotel would be located within the C Zone. We are not seeking to go outside that zone. We are not seeking to change any of those concentric circles. Section 260-44 the Zoning Ordinance says that if you going to expand within the C Zone, you must buffer the parking areas from the street and the abutting properties. As you know from going before the Technical Review Committee we expanded the buffer zone in four phases. The second point is that in 2005 and 2006 when the redevelopment of the site, the State of Rhode Island placed a restriction on the development and we could not construct a hotel on this site. The third thing is the establishment of the Area of Planning Concern zoning overlay. One of the things that it said is “all future projects on the site shall be the product of a cooperative between the Landowner and the Town.” We are not seeking to change any of the language in the Comprehensive Plan that would eliminate the Area of Planning Concern zoning overlay.

We came before the Council in February and March of this year and inquired if they would object if we asked the General Assembly to remove the hotel restriction as long as the General Assembly made it clear that that sort of development would still be subject to the Town’s Land Use Ordinances and Regulations. We worked with the

General Assembly. They did lift that prohibition but it was conditioned that your ordinances and your regulations remain in effect. That is why we have come to ask that you consider these amendments. The amendments that we are proposing simply seek to make a hotel an accessory use and remain subject to all of your Land Use Ordinances and restrictions. The Area of Planning Concern zoning overlay protections are maintained. The concentric zones are maintained. The transition use buffer is maintained. We are not seeking to exceed the height restriction that is out there. It is all part of the Comp Plan changes that in 2004; that will all remain. We are seeking that the hotel be an accessory use and that we develop in an appropriate manner as will be present.

Attorney Russo gave a brief overview of the proposed Comprehensive Plan amendments.

Scott Lindgren gave an overview of the entire project with particular details on the proposed hotel addition. Mr. Lindgren discussed the existing buffer and the proposed enhancements to it.

Chairman Bostic: I will entertain a motion to open the Public Hearing. Motion was made by Member Olean, and seconded by Member Reilly. Motion was approved by all members present.

The abutters list was read aloud. Present at the meeting was James and Jane Jackson, UTGR Inc., Donna Cimini, Harold Perry, Dan Bethel, Ken Demers.

Resident Perry and Jackson expressed concerns about the buffering. Attorney Russo discussed the proposed enhancements. Amy Archer from Pare Corporation spoke about their traffic analysis.

Motion to close the Public Hearing was made by Member Olean, and seconded by Member Reilly. Motion was approved by all members present.

Chairman Bostic: Mr. Russo, does your client agree to the conditions of approval as outlined in the Technical Review Committee's report and the buffer enhancements your team spoke about during the Public Hearing? Attorney Russo: Yes we do.

Motion to approve the Preliminary Plan application as presented and in accordance with the recommendations as outlined in the TRC report was made by Member Olean, and seconded by Member Reilly. Motion was approved by all members present.

**Quality Drive Solar Array AP28 Lot 23 Public Info Meeting – 7:00 PM
- RJB Properties, LLC 640 George Washington Highway Master Plan
Discussion /**

Approval

Town Planner Ranaldi gave an overview of the project and as outlined in the Technical Review Committee report. This application is under the 2005 Subdivision Regulations and represents the development of a vacant parcel of commercial land into a 175 panel, 1.4 MW solar array and associated exterior site improvements. The project requires a special use permit and dimensional variance, and a major land development review.

On September 15, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by January 13, 2016, or within such further time as may be consented to by the applicant.

Scott Lindgren from Pare Corporation representing the applicant Southern Sky continued with further details about the proposed solar array. There will be fixed panels, parking for maintenance vehicle only, stormwater management is something they are working on and will have a full design at the Preliminary Plan review stage, there will be no solar glare, they have FAA approval. The noise generated by this type of installation will be very similar and loud as a household dishwasher.

Ralph Paolino from Southern Sky presented the background of his company's projects. Southern Sky works closely with National Grid. There will be no byproducts from the system. There will be a security fence surrounding the panels. The panels have a life span of 30 years. The noise that is generated is approximately 50 decibels.

Chairman Bostic: I will entertain a motion to open the Public

Information Hearing. Motion was made by Member Hunt, and seconded by Member Reilly. Motion was approved by all members present.

The abutters list was read aloud. The following abutters were present: Phyllis Freedman, Edna Bibeault Trustee, Richard Bush, Louise Denault, Gershrobin LLC, Edward Holdings, Lee Montgomery, and James Wilson.

Several residents voiced their concerns and asked questions of the applicant.

Motion to close the Public Hearing was made by Member Olean, and seconded by Member Reilly. Motion was approved by all members present.

Town Planner Ranaldi: The TRC recommends approval of the master plan with conditions as outlined in the TRC report.

Motion to approve the Master Plan application as presented and in accordance with the recommendations as outlined in the TRC report was made by Member Almond, and seconded by Member Reilly. Motion was approved by all members present.

Sables Road Subdivision – Phase 1 AP 44 Lot 33 Guarantee Bond Review /

- Leslie W. Sables Angell and Whipple Road Approval

Town Planner Ranaldi: This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 17 single-family residential lots. The project is proposed to be constructed in two phases. Phase one represents the development of 9 single-family residential lots and one new cul-de-sac off of Angell Road. Phase two presents the development of 8 single-family residential lots along East Lantern Road. The applicant has successfully installed the public improvements per the submitted plans. These improvements have been inspected and approved by the Town during a site inspection on October 13, 2015. A guarantee bond needs to be reviewed and established by the Planning Board in order for the final plan to be recorded.

The town engineer reviewed the submitted project and calculated a guarantee bond of \$89,000. This bond covers the bituminous surface course for phase 1, including curb to curb paving of Angell Road, granite bounds, street trees, and fence and gates around the detention basins. Since the time the initial bond amount was calculated, the applicant installed the fence. Therefore, the new bond amount was recalculated down to \$45,000. The Technical Review Committee reviewed the proposed guarantee bond amount and recommends that the Planning Board approves this amount.

Motion to approve the Guarantee Bond amount application as presented and in accordance with the recommendations as outlined

in the TRC report was made by Member Reilly, and seconded by Member Hunt. Motion was approved by all members present.

Roger S. Sherman Trust AP19 Lot 156 Preliminary Plan Discussion /

- Dawn Sherman Woodward Road Approval

Town Planner Ranaldi: The applicant asked to be taken off of the Planning Board's November agenda.

Comprehensive Permit

Whipple-Cullen Farm

AP 29 Lots 150 and 311

Master Plan Discussion/

**Old River Road Development, LLC Old River road
Approval**

Town Planner Al Ranaldi introduced the project as presented in the Technical Review Committee report. On November 9, 2015 they received a Certificate of Completeness. The Board has until March 9th, 2016 to make a decision.

You have the layout in the TRC but I will go through it. The site runs from Old River Road to Hidden Valley Lane. The other side of it is George Washington Highway and then Cullen Hill Road. The majority of it would be towards Old River Road. The other areas down towards Quinnville area is wetlands. They are proposing two access

points to the development, one off of Old River Road and one off of Rt. 116. The existing fields that border Old River Road are proposed to be preserved. There is no documentation right now as to how this land will be preserved and in what manner. There is proposed to be 7,200 linear feet of private driveway. A travel lane is proposed to be 24' wide. There will be an adjacent 4' walking lane and Cape Cod curbing. It is a proposed development of 40 duplex units, 30-three unit residences and 30-four unit residences. We had some concerns based on other projects and asked for a typical detail of the roadway. We are also asking for details as to the length of the driveways. We feel that based on experience of other similar projects that we would like to see a minimum of two exterior parking spaces per unit. That is something that can be worked out in the design stage.

Zoning: This is under a Comprehensive Permit. The Town currently has 7% of affordable housing according to RI Affordable Housing. According to state law RIGL Chapter 45-53 the Town is required or mandated to have a minimum of 10% affordable housing. In general, there are a lot of requirements to a Comprehensive Permit. The applicant has supplied the Board with those requirements. The first requirement is a letter of eligibility from RI housing. They have received that. The other requirement is that the project is consistent with the surrounding area. The applicant did submit a report to address the consistency. The TRC however did not have enough time to review the submittal. We cannot offer our opinion if it is consistent or not.

Utilities: The sewer is located in George Washington Highway. It is the Narragansett Bay Commission interceptor sewer line. They are proposing to tie into that sewer line. Also they are proposing public water. Access to these utilities would be reviewed at the Preliminary Plan Review stage.

Wetlands/Stormwater Runoff: The Town Engineer took a look at this. She says that due to size of this project that they have sufficient room to accommodate their storm water needs. She feels very comfortable that they can accomplish those needs. The Wetlands/Stormwater Runoff design will be reviewed at the Preliminary Plan review stage.

Parking: There are approximately 88 visitor parking spaces. The spaces are divided throughout the project. There appears to be considerable length between the visitor parking and the units. We would like them to take a look at that. We also want them to look the exterior parking spaces per each unit.

Traffic: Traffic is a big concern for us. We are concerned with the two private access ways to Old River Road and the one onto the George Washington Highway. The Public Works Director has been in contact with the Dept. of Transportation over the last year regarding the intersection Old River Rd. and George Washington Highway. He indicated to the TRC that DOT is in the process of configuring the light turn signal intersection; possibly putting up another light to

allow for a left hand turn to alleviate that intersection. We would want the applicant to address these concerns and then return to the committee for further analysis.

John DiBona: Representing the applicant Old River Road Development, LLC and its principal Kenneth Bock. We presented a packet to you. Mr. Piampiano is here Advanced Civil Design. I would like to have him to go through the design and address what was set forth in the TRC report. Also Pare Corporation will be doing a traffic analysis. Also you have the reports in your packet from Joseph Lombardo. My clients are in Purchase and Sales Agreement with the owners of the property. We are here on an application for a Comprehensive Permit under Chapter 45-52 of the General Law and the ordinance that Mr. Ranaldi stated is your Town's Comprehensive Permit process. We are proposing 200 units, 50 would be affordable. Rhode Island General Law requires that the affordable units be integrated throughout the development.

Member Olean: What you did on the last project has no bearing on this project. I do not like reference to the last project. John DiBona: All I am saying is that, that was an issue in the last project. We will meet what the statute requires. Member Olean: We do not have to bring up the last project. We did certain things in that last project for that project alone. And we do not want you to say you did it over there and we want to do it over here. John DiBona: What I am implying is that it was required in that project and we know that it is

required in this project.

John DiBona: One of the requirements for being here this evening is a letter of eligibility from RI Housing and that is in your packet. Approximately 45 acres of the 80 acres will be used for the project itself. The other 35 will be open space and wetland. I know the issue arose about maintaining those fields and open space and I had a conversation with Mr. Ranaldi and what I will suggest to you is that at the Preliminary Plan stage, I will present to Mr. DeSisto an open space easement covenant which would comply with the Rhode Island General Laws. I would have affirmative things to be done there and negative things so that there will be two documents that will protect the Board's and the Town's concerns in regards to maintaining open space and that being binding on the condo association. So that will be something we would suggest at a Preliminary Plan stage. There are waivers that are requested if you want me to go through those but they are all sited there in terms of relief that we are seeking.

Chairman Bostic: If you did the project the way the Comprehensive Plan states in our Subdivision Rules and Regulations at best you are probably three houses with the half acres lot zoning. Three to four houses maybe in the front. Then the rest of this area because most of it is wetland you are probably looking at, after you are done putting the roads and sidewalks and everything else together maybe twenty houses. **John DiBona:** I think that is correct but maybe a little more than that. **Chairman Bostic:** And under the Comprehensive Permit

let's say the Zoning here would allow for about twenty; let's say twenty –five houses. The density bonus that you are asking for is five to six hundred times what is allowable here. So that is why I think before get into all the waivers where you do not want to put sidewalks and you want to put berms instead of curbing I think we need to address the justification for what might be even six hundred percent density bonus for this space. John DiBona: The density it requires is 9.9 we are suggesting 2.6.

Chairman Bostic: If you could put twenty-five houses here I am not a mathematician but 100% density would be 50 houses. 200% density would be 100 houses. Is it 500% density would be 200 houses? John DiBona: Let's have Mr. Piampiano tell us how many houses could go in there. The density relief is set forth in your packet. It was prepared by Mr. Piampiano.

Chairman Bostic: And our affordable housing is that the 10% that we talk about? The 10% is a goal and if we didn't have an affordable housing plan with our Comprehensive Plan we would be subject to and possibly forced into providing some affordable housing. However, the State of Rhode Island says that we are about 7% right now. And we are doing the best we can and the 10% is a goal without an expiration date. John DiBona: We are suggesting additional 50 units for affordable housing. Chairman Bostic: Right but you want a 400 to 500% density bonus. And one other thing the plan that you have given us doesn't really reflect what you want to do. The way that is should be not the way that you propose it to be. John DiBona: Are you suggesting that a plan showing single family residential.

Chairman Bostic: I think you should have included a plan that confirms to our regulations as an example of what could be developed based on our regulations. **Mr. Piampiano:** Professional Engineer, Density is the big issue that you want to discuss right now. Just so you know and to back up how we figured the density, we looked at your regulations. You are supposed to take the usable land and non useable land. Roughly we have about 60-61 acres of upland buildable area per your regulations. The 20,000 sq ft zone had certain acreage. And the 40,000 sq ft had certain acreage. I would imagine that would yield about 63 units on that property. In the RS 20 zone the number would be double that but it is a smaller area only a couple acres. It would still be another 3 or 4 units. The total number of units that could yield on this property would be somewhere between 65 and 70 more units. We are proposing 200 units on this site.

Chairman Bostic: You are saying you could build 70 houses here?

Mr. Piampiano: Your regulations asked for the math to be done.

Chairman Bostic: Right but he just stated there was only about 40 acres at the most of usable land. **Mr. Piampiano:** That is all we are

using on this project. **Chairman Bostic:** Because the rest is wetlands. **Mr. Piampiano:** Actually that is not correct. Some is open space. We want to save the land up in front.

Member Olean: We have 61 acres of buildable land correct? **Mr.**

Piampiano: Yes. **Member Olean:** On the 61 acres you have 2 acres of

R20 correct? **Mr. Piampiano:** Yes. **Member Olean:** So at 2 acres at

20,000 sq feet how many single family houses is that? **Mr. Piampiano:**

I would say about 6. Member Olean: So that is 6. So now if I say I have 60 acres of RA 40 that gives me another 60 houses. So how many houses you are saying I can put on 60 acres. Mr. Piampiano: You could probably put about 63-64. Member Olean: So we will say 64. So now I have 64 and not 40 and this is if they are single family houses. So I have 64 houses in RA-40 and an additional 6 in RS-20 for a total of 70 single family houses. Mr. Piampiano: Correct. Per your regulations, I know that I need roads, I need infrastructure, I need other space. This is how your ordinance asks us to calculate density. It's strictly on the buildable area total.

Member Olean: So according to normal calculations 70 single family houses. According to your design you want to put 200 units in there. Solicitor DeSisto: I just want to mention one thing that this application is coming under Title 45 Chapter 53. 45-53-4. In addition to what you do for a Master Plan for a major land development like this is also other steps you have to take a look at. One of the things you need to take a look at is the density bonus. You should look at a pro forma. The reason for the pro forma is that it goes to this density bonus. The idea behind getting additional units because of affordable housing is to offset the loss that the developer has in providing those additional affordable units. Now in this instance with this 200 unit development and these 50 affordable units you will notice in the pro forma there are some calculations in there as to how much it will cost to build and ultimately what the profit is too. You also have to take a look at the economics of the project and that is one of the things you

are going to have to review under the statute. The justification for getting more units is because it makes the project feasible. This is a multi layered process that you need to go through. Unfortunately under the statute everything is going to fall on you.

Member Olean: Do you agree with the TRC report that we have to do some refining and come back next month.

Mr. Piampiano: Yes. There are definitely the traffic issues and we are aware of that. Pare Corp. is preparing a traffic study right now.

Member Reilly: It is important that they find out about this light reconfiguration. I think that is going to be very important to the traffic study.

Mr. Piampiano: They are going to analysis that intersection as part of the traffic study. So you will know the impacts there and you will know exactly what we are dealing with. The other thing to take into account is that this a 55 and older restricted. Everybody is not going to work at 7:00 o'clock in the morning. As far as the parking within the project; there is plenty of room for us to add spaces. We have 88 spaces for visitor parking and we disperse that.

Mr. Piampiano: Also what I think the TRC mentioned was the driveways. The duplexes will have a two car garage and two parking spaces in front of each unit. We are actually thinking of making the triplexes and quadplexes have some extra width to the driveways so you can safely park two cars for each unit.

Member Olean: I will make a motion that following what the TRC's report says based on concerns, second Member DelGrande. Motion

approved by all Members present.

Solicitor DeSisto: Just for clarity that will not be a public information meeting.

Chairman Bostic: Motion to dispense June 17th correspondence by Member Reilly, second by Member Hunt.

Chairman Bostic: Motion to dispense with the Secretary's Report. Motion made by Member Reilly, second by Member Olean. Motion approved by all Members present.

Chairman Bostic: I will accept a motion to adjourn. Motion made to adjourn by Member DelGrande, second by Member Hunt. Motion approved by all members present @9:15pm.

November Technical Review Committee Report

November 13, 2015

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On November 9, 2015 at 3:00 PM, the Technical Review Committee met to review the agenda items for the November 18, 2015 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Michael Reilly, Michael Gamage, Romeo Mendes (LWC) and Michael Gagnon. Below are the Committee's recommendations.

Major Land Development Review

**a. Twin River Casino Hotel AP42 Lot 24 Public Hearing – 7:00 PM
-UTGR, Inc. d/b/a Twin River 100 Twin River Road Preliminary Plan
Discussion /**

Approval

This application is under the 2005 Subdivision Regulations and represents the addition of a hotel to the existing casino complex. On September 15, 2015, this project received a Comprehensive Plan amendment, and a Zoning Ordinance amendment. The Technical Review Committee reviewed the proposed major land development project at the Preliminary Plan review stage.

On October 20, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by February 17, 2016, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode Island, Sheets 1-32, prepared by Pare Corporation, dated September 29, 2015 (revised and uploaded to Pare Corporation's FTP site on October 9, 2015 and revised on October 23, 2015).**

- **Submission Letter regarding Preliminary Plan Review, prepared by Pare Corporation, dated September 20, 2015.**
- **Stormwater Operation and Maintenance Plan Long Term Pollution Prevention Plan, Twin River Casino Hotel, AP 42, Lot 24, 100 Twin River Road, Lincoln Rhode Island, prepared by Pare Corporation and dated October 9, 2015.**
- **Soil Erosion and Sediment Control Plan, Twin River Casino Hotel, AP 42, Lot 24, 100 Twin River Road, Lincoln Rhode Island, prepared by Pare Corporation and dated October 9, 2015.**
- **Responses to Comments for Preliminary Plan for Twin River Casino Hotel dated October 6, 2015, prepared by Pare Corporation and dated October 9, 2015.**
- **Letter from the Lincoln Water Commission, to Ronald Fraser, Director of Facilities, Twin River Casino, 100 Twin River Road, Lincoln, RI, AP42 Lot 24, dated November 4, 2015.**

Site Layout

The Technical Review Committee reviewed the project submission at the Preliminary Plan review level. The entire property contains a total of 191.59 acres of land and is bounded by Twin River Road to the north and Louisquisset Pike to the east. The proposed application is to construct a 250-bed, four story 225,980 gross square foot (79,400 square foot footprint) hotel, associated exterior site improvements, parking, loading, emergency access drive, and new stormwater management system. This hotel will be connected to the existing casino and is proposed to be located where the former dog racing

track was located. The hotel entrance will be east of the Twin River Casino North Entrance. The existing parking areas will serve as parking for the hotel guests as well as the casino guests. New employee parking is proposed to be located behind the proposed hotel.

Utilities

Public sewer and water are currently servicing the property and is available to the hotel. The preliminary plan submission successfully addresses the Town's requirements to tie into the existing public sewer system. Public water already services the property. The Lincoln Water Commission is in discussions with the applicant to connect the hotel to the existing system. A Conditioned Availability Determination was issued on November 4, 2015.

Wetlands/Stormwater Runoff

Several wetlands resource systems and a stormwater runoff collection system exist within the site. Stormwater runoff is presently collected by catch basins and conveyed both north and south to an existing detention basin at the northeast side of the existing VIP parking area. Both of the existing wetlands resource systems and stormwater runoff systems will be affected by the development of the proposed hotel. The proposed stormwater management system successfully meets the requirements of the Rhode Island Storm Water Design and Installation Standards Manual. Wetlands approval from the Rhode Island Department of Environmental Management will

be required as a condition of preliminary plan approval. The Applicant's Engineer has stated this application was be submitted to RIDEM for their review.

Parking

The existing casino complex contains 5,832 parking spaces. Based on the Town's zoning ordinance, the existing casino facility and proposed hotel will require 3,561 parking spaces. Therefore, the existing casino complex has 2,271 parking spaces over what is required by our zoning. Several existing parking areas will be impacted by the proposed hotel development. The plan submission show how the affected parking areas will be relocated within the site.

Traffic

An extensive traffic analysis was conducted during the redevelopment of the casino facility in 2005. Several major roadway improvements were installed on Twin River Road and Louisquisset Pike in order to improve and mitigate any anticipated traffic impacts to the surrounding roadway network. The original traffic impact analysis (TIA) for the redevelopment of Twin River was completed by Pare Corporation in 2005.

Since the original TIA in 2005, Pare Corporation has conducted or obtained several traffic counts at multiple intersections within the surrounding area. According to a letter provided in this submission and dated July 1, 2015, Pare Corporation has reviewed all of the data

it has collected and has concluded that the actual traffic volumes of surrounding roadway network are significantly less than what was projected under the 2005 Twin River TIA. The submitted letter summarizes the difference in the projected future volumes from the 2005 TIA and the actual traffic volumes collected post Twin River redevelopment volumes.

The submitted traffic assessment is acceptable to the Town and shall be reviewed and approved from the Rhode Island Department of Transportation under the Physical Alternation Permit program. A Physical Alternation Permit from the Rhode Island Department of Transportation will be required as a condition of preliminary plan approval. The Applicant's Engineer has stated this application was submitted to RIDOT for their review.

Site Buffering

Extensive vegetative buffering between the complex and the surrounding neighborhoods was a requirement of the project approval in 2005. The submitted project is proposing additional vegetated buffering areas that will complement the existing buffer. According to the project submission letter, the site buffering will be installed in four phases. The submission letter outlines the areas that will be installed as well as the approximate time frame for execution. The Technical Review Committee reviewed the submitted landscaping/buffering plan and finds that this plan successfully addresses the concerns of the Technical Review Committee.

Area of Planning Concern Review and Recommendation

An Area of Planning Concern meeting was held on Thursday, November 12, at 3:00 PM. In attendance were Al Ranaldi, Peggy Weigner, Michael Reilly, Michael Gamage, Roger Pierce and Michael Gagnon. The Area of Planning Concern submission included the following:

- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode Island, Sheets L1. L1.1 L1.2, and L1.3, prepared by Pare Corporation and Central Nurseries, Johnston, RI, dated October 16, 2015.**
- Lighting Plan, Twin River Casino – New Addition, prepared by Omnilite, and dated November 10, 2015**

The proposed landscape/buffering plan and lighting plan was reviewed according to the requirements set out in Article VIII – Overlay Zones, Section 260-44: Area of Planning Concern Overlay District of the Zoning Ordinance. Members of the APC and the two abutters that attended the meeting discussed modifications to the proposed buffer plantings along Louisquisset Pike. The applicant agreed to revise the proposed planting plan to accommodate the abutter's request.

The Area of Planning Concern committee determined that the proposed planting and lighting plans successfully meets the requirements set out in Article VIII – Overlay Zones, Section 260-44: Area of Planning Concern Overlay District of the Zoning Ordinance. The APC recommends that the amended planting plan and lighting plan be incorporated into the overall project submission and

implemented during the construction of the project.

The Technical Review Committee finds that the applicant has successfully addressed the requirements of a Preliminary Plan review stage and the requirements of the Area of Planning Concern overlay district. Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee recommends Preliminary Plan Approval with Conditions. The recommended conditions of approval are as follows:

- 1. The applicant incorporated into the overall project submission the amended planting plan and lighting plan as presented and discussed at the Area of Planning Concern meeting.**
- 2. A RIPDES permit from the Rhode Island Department of Environmental Management (RIDEM).**
- 3. A Wetlands approval from the Rhode Island Department of Environmental Management.**
- 4. A Physical Alternation Permit from the Rhode Island Department of Transportation (RIDOT).**

**b. Quality Drive Solar Array AP28 Lot 23 Master Plan Discussion /
- RJB Properties, LLC 640 George Washington Highway Approval**

This application is under the 2005 Subdivision Regulations and represents the development of a vacant parcel of commercial land into a 175 panel, 1.4 MW solar array and associated exterior site improvements. The project requires a special use permit and

dimensional variance, and a major land development review.

On September 15, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by January 13, 2016, or within such further time as may be consented to by the applicant.

The master plan submission included the following:

- Quality Drive Solar Array, Quality Drive, Lincoln, Rhode Island, Master Plan Submission, dated September 1, 2015 and prepared by Pare Corporation and revised on October 22, 2015.**
- Master Plan Report for Quality Drive Solar Array, Assessor's Plat 28, Lot 23, Quality Drive, Lincoln, Rhode Island, dated September 2015**
- Letter from Southern Sky – Renewable Energy RI, to the Town of Lincoln Planning Board, dated October 15, 2015.**
- Letter from Southern Sky – Renewable Energy RI, to the Town of Lincoln Technical Review Committee, dated October 15, 2015.**

Site Layout

The Technical Review Committee reviewed the project submission at the Master Plan review level. The property contains a total of 12.03 acres of undeveloped land. However, the property is divided by a

significant wetlands complex. Approximately 5 acres of the southerly portion of the property will be utilized for the proposed development. The property is bounded by a food manufacturing facility on the north, a condominium complex to the east, a warehouse facility to the west, and wooded area to the south. The proposed application is to construct a 175 panel solar array facility that would produce 1.4 MW of electricity.

Zoning

The proposed use of this property will require a special use permit under section 260-19Z: Renewable Energy – Utility Scale Facility. The applicant is requesting a dimensional variance for side and front yard setbacks. The Planning Board recommended approval of these two zoning relief requests through the Board's consent agenda during their October meeting.

Utilities

The proposed solar farm will not require any public utilities. It is anticipated that proposed development will be connected to an overhead electric wire that runs along Quality Drive and the existing gravel public right-of-way (ROW) at the end of the pavement of Quality Drive leading to the property. The poles that will carry the overhead electric wires will be owned and maintained by the National Grid (a public utility). One privately owned and maintained utility pole will be installed on the property. This pole will be located next to the proposed transformer.

Wetlands/Stormwater Runoff

As stated above, this property is vacant and is divided by a significant wetlands complex. The proposed solar farm will require stormwater mitigation to handle the increase in stormwater runoff to the existing wetland complex. At this stage in the review process, the applicant has acknowledged the need to design and install a stormwater management system in accordance with the State of Rhode Island Storm Water Design and Installation Manual prepared by the Rhode Island Department of Environmental Management (RIDEM) dated December 2010 and amended March 2015. Stormwater mitigation will be addressed at the Preliminary Plan stage of review. In addition, a Wetlands Permit from RIDEM is required.

Parking

This proposed development will not require any dedicated parking spaces. However, space will be provided for service vehicles.

Traffic

The proposed solar farm, after the initial installation phase, will not generate any traffic to or from the property. The facility will undergo regular maintenance visits from one or two technicians. Visits are usually made in a single pick-up truck or SUV.

Access to this property is provided by an existing gravel public right-of-way (ROW) at the end of the pavement of Quality Drive. This gravel portion is the technical frontage for AP 28/Lot 112 (Town

owned property) and AP 28/Lot 22 (Harvey Building Products) and cannot be abandoned for private use. The Applicant proposes to improve the gravel Town ROW, to a 12' wide gravel road and continue to utilize it for access to his property. The Town is amenable to this proposal. However, the Applicant must be clear that the Town will not plow or in any way maintain the existing or improved gravel road. If the Applicant wishes for the Town to be responsible for the maintenance of snow removal of the gravel road, the road would have to be developed to meet Town road standards (30' wide pavement, granite curbing, etc.) unless waivers are requested and granted for specific items.

The Town currently stockpiles snow at the end of the paved portion of Quality Drive. The Applicant needs to address the Town's snow storage. There appears to be a turnaround at the end of the paved portion of Quality Drive, on the western side of the road. The plans do not depict the property line between AP 28/Lot 112 and AP 28/Lot 121 to determine if this is Town owned land to stockpile snow on. Add this property line to the plan for further analysis.

There is an existing gate at the beginning of the undeveloped portion of Quality Drive. A gate cannot block an existing gravel public right-of-way (ROW). This gate must be removed by the applicant. The removal or relocation of the gate will be addressed at the Preliminary Plan review stage.

There is an existing culvert crossing the gravel road. This culvert allows water to flow between the existing wetlands. The Town does not know the condition of this structure. This culvert should be

investigated and improved if necessary by the property owner as a condition of approval. The investigation and any proposed improvements, if any, will be reviewed at the Preliminary Plan stage of review.

Site Buffering

According to §260-23: Business and Manufacturing Districts, all Manufacture Limited (ML) and Manufacture General (MG) uses shall be at least 100 feet from Residential or Commercial Recreation Zoning Districts. The proposed project exceeds this requirement. There is an existing mature vegetated buffer approximately 388 feet between the proposed solar farm and the condominium complex to the east, and approximately 450 feet between the proposed project and the Longmeadow Neighborhood to the south.

Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee feels that the applicant has successfully addressed the concerns presented by the Technical Review Committee and the Town. The Technical Review Committee recommends Master Plan Approval.

Major Subdivision Review

a. Sables Road Subdivision – Phase 1 AP 44 Lot 33	Guarantee
Bond	
Leslie W. Sables	Angell and Whipple Road Review /Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 17 single-family residential lots. The project is proposed to be constructed in two phases. Phase one represents the development of 9 single-family residential lots and one new cul-de-sac off of Angell Road. Phase two presents the development of 8 single-family residential lots along East Lantern Road. The applicant has successfully installed the public improvements per the submitted plans. These improvements have been inspected and approved by the Town during a site inspection on October 13, 2015. A guarantee bond needs to be reviewed and established by the Planning Board in order for the final plan to be recorded.

The town engineer reviewed the submitted project and calculated a guarantee bond of \$89,000. This bond covers the bituminous surface course for phase 1, including curb to curb paving of Angell Road, granite bounds, street trees, and fence and gates around the detention basins. The Technical Review Committee reviewed the proposed guarantee bond amount and recommends that the Planning Board approves this amount.

Minor Subdivision Review

- a. Roger S. Sherman Trust AP19 Lot 156 Preliminary Plan Discussion /**
- Dawn Sherman Woodward Road Approval**

This application is under the 2015 Subdivision Regulations and

represents the subdivision of one lot into three residential lots. The proposed subdivision does not create a street or extends an existing public street. On November 9, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within sixty-five (65) days of certification of completeness or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by January 14, 2016, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- “Preliminary” Lincoln, RI Minor Subdivision – AP19 Lot156, Woodward Road and Old Louisquisset Pike, prepared for Estate of Roger S. Sherman Trust, dated January 24, 2015 and prepared by Marsh & Long Surveying, Inc.**
- Letter from the Narragansett Bay Commission, to Mr. Nathan Shushansky of Marsh & Long Surveying, regarding a 3-Lot subdivision on Woodward Road and Old Louisquisset Pike, Lincoln, RI, dated June 10, 2015.**
- Letter from the Lincoln Water Commission, to Roger S. Sherman Trustee c/o Stephan Long, Marsh & Long Surveying regarding AP19 Lot156 Woodward Road, dated June 4, 2015.**

Site Layout

The Technical Review Committee reviewed the project submission at the Preliminary Plan review level. The property contains a total of 2.03 acres of undeveloped land. The property is bounded by Woodward Road to the north and Old Louisquisset Pike to the east. The plans indicate a garage on the property. This garage has been removed. Please remove the garage from the plans.

Zoning

The property is located with the RS-20 – Residential Single Family, 20,000 square feet. Record lot #2 setbacks for the rear of the property are not correct. Record lot #2 also exceeds the 2 ½ to 1 lot depth to width ratio. Please revise plans to meet the zoning requirements or seek a zoning variance. If the applicant decides to seek zoning relief, this application would be elevated to a Major Subdivision.

Utilities

Public water is located within Woodward Road and is available. Public sewers are located within Old Louisquisset Pike and are owned by the Narragansett Bay Commission. According to a letter dated June 10, 2015 from the Narragansett Bay Commission, their system has sufficient capacity to accommodate the proposed subdivision. However, the applicant is proposing to run a public sewer extension line within a 20 foot easement on private property. There is no indication that the proposed sewer line extension will be privately owned and maintained or that the sewer line extension will be publicly owned and maintained. The Technical Review Committee

recommends that the applicant meet with representatives from the Town's sewer department to discuss the proposed sewer line extension.

Wetlands/Stormwater Runoff

Stormwater management will be required for the new houses. The design and type of stormwater management system depends on the size and location of each new house as well as the location and size of the driveways. The stormwater management system will be reviewed at the building permit stage of each new house.

Based on the project's submission, there are a few concerns that need to be addressed. The Technical Review Committee recommends that the applicant addresses the concerns presented and return next month for further review.

Comprehensive Permit

a. Whipple-Cullen Farm AP 29 Lots 150 and 311 Master Plan Discussion /

- Old River Road Development, LLC Old River Road Approval

This application is under the 2015 Subdivision Regulations and represents the development of a 200 unit, age restricted (55 years of age and over) private condominium development and associated infrastructure. The applicant is seeking approval under the Town's comprehensive permit process as specified in the Code of

Ordinances, Chapter 147: HOUSING, Article II Comprehensive Permits for Low and Moderate Income Housing. The proposed development will allocate 25% of the total number of units (50 units) as low to moderate income units. This application is in front of the Planning Board for a Master Plan review stage.

On November 9, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by March 9, 2016, or within such further time as may be consented to by the applicant.

The master plan submission included the following:

- Site plan titled; Overall Site Plan, Whipple-Cullen Farm, prepared for Old River Road Development, LLC by Advanced Civil Design, Inc. Scituate, RI. No date was noted on the plan.**
- Master Plan Submission Set, Whipple-Cullen Farm, Old River Road, Lincoln, RI A.P. 29 Lots 150 & 311, prepared for Old River Road Development, LLC by Advanced Civil Design, Inc. Scituate, RI, pages C-1 – C-4, and dated October 30, 2015.**
- An Application for Comprehensive Permit Pursuant to R.I.G.L. 45-53.**

The application contained the following; Exhibit 1 - Letter of Eligibility, Rhode Island Housing Submission, dated October 8, 2015,

Exhibit 2 – Requested Waivers, Exhibit 3 – Sample Deed Restriction, Exhibit 4 – Financial Pro-Forma, Exhibit 5 – Master Plan Submission Per Master Plan Checklist, Existing Site Conditions & Summary Report Narrative, prepared for Old River Road Development, LLC, 145 Phenix Ave., Cranston, RI 02920, prepared by Advanced Civil Design, Inc., 7 Countryside Lane, Scituate, RI 02857, dated October, 2015, Exhibit 6 – Comprehensive Permit Submission Requirements and Checklist, Exhibit 7 – Fiscal Impact Report, and Exhibit 8 – Evidence of Incorporation.

- **Affordable Housing Need In The Town of Lincoln, Rhode Island, Submitted in Support of: Whipple-Cullen Farm, A Two Hundred Unit Residential Development, Town of Lincoln, RI, prepared for Old River Road Development, LLC, Comprehensive Permit Application – Prepared by: Joseph D. Lombardo, AICP, JDL Enterprises, dated November 2015.**

Site Layout

This Comprehensive Permit application represents the development of a 200 unit, age restricted (55 years of age and over) private condominium development and associated infrastructure. The subject lots are bound to the north by Old River Road and Cullen Hill Road and to the south by George Washington Highway and Hidden Valley Lane. The total lot size is 79 acres. Currently, the site is undeveloped with vast areas of open fields and woods. The property slopes from Old River Road down to Hidden Valley Lane.

The proposed development will be located in the southwestern portion of the property. Two private access roadways are proposed off of Old River Road. A third private access roadway is proposed off of George Washington Highway. The two existing open fields running along Old River Road are proposed to be preserved. The preservation of these fields should be documented in the condominium covenants. The Technical Review Committee would like to review the condominium covenants as they relate to the preservation of the field at the preliminary plan review stage.

The proposed development includes 7,200 linear foot of private driveway. The travel lane is proposed to be 24 feet wide with an adjacent four (4) walking lane. Cape Cod curbing is proposed. The proposed development is made up of 80 duplex units, 60 three-unit residences, and 60 four-unit residences.

Based on experiences with past projects, the members of the Technical Review Committee have concerns about the configuration of the drive lanes and the walking lane. The TRC would like to see a detail of the proposed drive lanes and walking lane. The TRC would also like to see a typical detail outlining the size of the proposed driveways for each type of unit configuration.

Zoning

The lots are zoned RS-20 (Residential Single Family – 20,000 sqft) along Old River Road and RA-40 (Residential Agricultural – 40,000 sqft) for the remaining portion of the property. Multi-family buildings are not permitted in these zones. The applicant is seeking approval

under the Town's comprehensive permit process as specified in the Code of Ordinances, Chapter 147: HOUSING, Article II Comprehensive Permits for Low and Moderate Income Housing. The proposed development will allocate 25% of the total number of units (50 units) as low to moderate income units. The requested waivers are outlined in the project narrative.

According to State law (R.I.G.L. Chapter 45-53) and the above noted Town ordinance, a Comprehensive Permit may be utilized within a host community if that community does not meet the State mandated requirement of a minimum of 10% of a community's housing stock qualifying as affordable housing. Rhode Island Housing administers this regulation. According to quarterly figures produced by RI Housing, the Town of Lincoln has approximately 7% of its housing stock qualifying as affordable.

In general, there are two main requirements that an applicant must meet in order to utilize a Comprehensive Permit process. The first requirement is a letter of eligibility from Rhode Island Housing. The sole purpose of a letter of eligibility from RI Housing is to establish that a project, as proposed, meets the eligibility requirements of the housing program under which eligibility has been sought, including any applicable municipal subsidy, such as a density bonus. A letter of eligibility for the proposed project was issued by RI Housing on October 23, 2015.

The next requirement of a comprehensive permit is a positive determination by the Planning Board that the project is consistent with the surrounding area. This determination must be made in light

of the Town's mandate to meet the State requirement of affordable housing according to (R.I.G.L. Chapter 45-53). The applicant submitted a report analyzing the affordable housing need in Town. Unfortunately, the Technical Review Committee did not have enough time to review the submitted report and discuss if this project is consistent with the surrounding area. The TRC will discuss this matter at its next meeting in December.

Utilities

A Narragansett Bay Commission sewer line is located within George Washington Highway and public water is located in Old River Road. The submission does not contain letters of availability for the public utilities. Letters of availability of public sewer from the Narragansett Bay Commission and public water from the Lincoln Water Commission are required as part of this Master Plan submission. Access to these utilities would be reviewed at the preliminary plan review stage.

Wetlands/Stormwater Runoff

The submitted concept plan shows many areas throughout the property that can be utilized as part of the proposed stormwater management systems. The concept plans shows that there are significant areas throughout the project where elements of the stormwater management systems can be installed. Any stormwater management system must be designed and installed in accordance with the State of Rhode Island Storm Water Design and Installation

Manual prepared by the Rhode Island Department of Environmental Management (RIDEM) dated December 2010 and amended March 2015. Stormwater mitigation will be addressed in depth by the Town Engineer at the Preliminary Plan stage of review.

Parking

The submitted concept plan shows many areas throughout the project designated as visitor parking space. A total of 88 visitor parking spaces are proposed. The Technical Review Committee feels that the visitors of some units may have to walk a considerable length to get to these parking spaces. The TRC would like the applicant to review the locations of the proposed visitor parking spaces as they relate to the walking distances to the surrounding housing units.

Based on experiences with past projects, the members of the Technical Review Committee have concerns about the availability of exterior parking spaces to the future homeowners. The TRC highly recommends that a minimum of two exterior parking spaces be available for each unit. The TRC would like the applicant to review this concern when they review the visitor parking concern.

Traffic

Two private access roadways are proposed off of Old River Road. A third private access roadway is proposed off of George Washington Highway. The Technical Review Committee has serious concerns about the future traffic that a project of this size would generate. Specifically, the TRC has concerns about the impact of future traffic

on the Old River Road and George Washington Highway intersection. The State Department of Transportation and the Town have been analyzing this intersection for a considerable amount of time. Therefore, a traffic analysis would be required at Master Plan stage. The Director of Public Works indicated that the State Department of Transportation is developing a new traffic light configuration for this intersection. The TRC recommends that the applicant researches this proposed intersection improvement and include it within a traffic analysis. The Technical Review Committee is also concerned with people cutting through the proposed development in order to avoid the Old River Road and George Washington Highway intersection. The TRC would like the applicant to analyze any and all design options to discourage this action and present them for further review.

Based on the concerns presented above, the Technical Review Committee recommends that the applicant addresses these concerns and returns to the committee for further review.

Zoning Applications (*) – December Zoning Applications

RJB Properties, Inc., 640 George Washington Highway, Lincoln, RI/Quality Drive LLC, 640 George Washington Highway, Lincoln, RI - Application for Special Use Permit for the installation of a utility scale solar array for property located on Quality Drive, Lincoln, RI.

(Continued from November's meeting)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a Special Use Permit for the installation of a utility scale solar array for property located on Quality Drive, Lincoln, RI. The Technical Review Committee recommends Approval of this application according to the submitted plans and application. The undeveloped parcel of land is located within an existing industrial park. However, the land has several development constraints that limit its ability to accommodate an industrial use. The proposed utility scale solar array is a good use for this particular parcel of land.

According to §260-23: Business and Manufacturing Districts, all Manufacture Limited (ML) and Manufacture General (MG) uses shall be at least 100 feet from Residential or Commercial Recreation Zoning Districts. The proposed project exceeds this requirement. There is an existing mature vegetated buffer approximately 388 feet between the proposed solar farm and the condominium complex to the east, and approximately 450 feet between the proposed project and the Longmeadow Neighborhood to the south.

The Technical Review Committee feels that granting a special use permit will not alter the general character of the surrounding area and will not impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

RJB Properties, Inc., 640 George Washington Highway, Lincoln, RI/Quality Drive LLC, 640 George Washington Highway, Lincoln, RI - Application for Dimensional Variance for front and side relief for the installation of a utility scale solar array for property located on Quality Drive, Lincoln, RI.

AP 28, Lot 23 Zoned: ML 05

(Continued from November's meeting)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a dimensional variance for front and side relief for the installation of a utility scale solar array for property located on Quality Drive, Lincoln, RI. The Technical Review Committee recommends Approval of this application according to the submitted plans and application. The property contains a total of 12.03 acres of undeveloped land. However, the property is divided by a significant wetlands complex. The property is bounded by a food manufacturing facility on the north, a condominium complex to the east, a warehouse facility to the west, and wooded area to the south. The proposed dimensional variance will enable the solar array to be placed closer to the industrial uses. The Technical Review Committee feels that the applicant presents the least relief needed. The TRC feels that granting the side yard dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Lidia and Robert Oster, 129 Chapel Street, Lincoln, RI – Application

for Dimensional Variance seeking side setback relief to rebuild an existing garage.

AP 03, Lot 47 Zoned: RG-7

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application for a dimensional variance seeking side setback relief to rebuild an existing garage. The Technical Review Committee recommends Approval of this application according to the submitted plans and application. The Technical Review Committee feels that the applicant is rebuilding an existing structure that was damaged due to weather. The application shows that the garage will be rebuilt on the existing foundation. The Technical Review Committee feels that the application represents the least relief needed. The TRC feels that granting the side yard dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Carl Benevides, 85 Industrial Circle, 15 Moshassuck Road, Lincoln, RI – Application for Special Use Permit to allow a mixture of uses including live/work units for a mill conversion project for property located at 85 Industrial Circle, 15 Moshassuck Road, Lincoln, RI.

AP 2, Lots 88 and 92 Zoned: MG 0.5

(Continued from November's meeting)

This application is the first project being reviewed under Mill Conversion Overlay District. The Technical Review Committee has

been working with the applicant in developing this project. The applicant has made significant strides in providing the Town with the required information. All of the Town's concerns have been addressed. Therefore, the Technical Review Committee recommends Approval with Conditions of this special use permit. The conditions of approval are as follows:

1. The applicant must follow the submitted timeline for implementing the proposed site improvements.
2. The applicant must receive an availability of public sewers letter by the Narragansett Bay Commission.
3. The applicant must enter into a mutually acceptable written agreement with the Lincoln Water Commission regarding the future improvements of the public water supply lines.

Correspondence/Miscellaneous (*)

a. Staff Reports

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board